

CHAPTER VII INFORMAL PLATS

SECTION 1 - CRITERIA

Any division of a lot, tract, or parcel of land into three (3) or more lots or other division of land for the purpose of transferring of ownership to non-record titleholders or the development or extension of utilities, dedication of easements, or rights-of-way, where the parcels are not less than three (3) acres nor greater than four point nine nine (4.99) may be processed as an informal plat.

SECTION 2 - PROCEDURE

An informal plat may be submitted after payment of the applicable fees. The informal plat shall contain a survey of the property to be developed by the informal plat. The survey shall show the general layout of all lots, public and private streets including street names.

SECTION 3 - COUNTY ROADS

All county roads as such might be identified on the Benton County Road Map running through informal plats must be developed to existing minimum county road standards.

SECTION 4 - COVENANT AGAINST LOT SPLIT

All informal plats shall have stamped clearly and boldly on their face the following covenant:

Any Grantee or subsequent Grantee or assign of any right, title, or interest in any lot herein is expressly prohibited from any further lot split, tract split, or any diminishment of the lot that would reduce any lot to less than three (3.00) acres. Such promise is in the nature of a covenant to run with the land. Such covenant shall be irrevocably deemed to be released and satisfied without any other or further action at that point in time that the road providing primary access to any such lot herein is improved to minimum County standards and water service is provided to said lot.

SECTION 5 - SUBSTANTIAL COMPLIANCE

This section as to informal plats shall be deemed substantially complied with when the applicable fee is paid, the informal plat is depicted with all lots and streets therein. Private roads must be named in accordance with 911 procedures. County roads must be identified by number and name. The above-stated covenant must be clearly and conspicuously displayed on the informal plat. Additionally, the developer must provide legible copies of all executed and file-marked deeds conveying title of all lots in said informal plat to the office of the Benton County Planning Board.